

Memo

Sullivan County Assessor's Office

To: Barry Wood, Assessment Division Director
From: Vicki Talpas, Sullivan County Assessor
CC: William A. Birkle
Date: 5/25/2010
Re: Sullivan County Indiana Trending & Ratio Study

Dear Mr. Wood,

For the purposes of trending the following Townships were combined; Cass, Gill, Haddon and Jefferson; Curry, Fairbanks and Jackson; Hamilton and Turman for use in the ratio study. All townships combined for use are contiguous and of similar makeup.

Cass, Gill, Haddon and Jefferson are contiguous townships located in the southern portion of Sullivan County and are predominately rural in composition. Cass has one small town, Dugger, while Jefferson has one very small town, Pleasantville. There are two small towns in Haddon Township, Paxton and Carlisle, and one, Merom in Gill Township. Combined the four townships produced twenty-six valid sales which were used in this ratio study.

Curry, Fairbanks and Jackson Townships are located along the northern part of Sullivan County and are predominately rural in composition. There is one small town in both Fairbanks and Jackson Townships, Fairbanks and Hymera respectively, and two in Curry Township, Farmersburg and Shelburn. The three townships combined yielded twenty-five valid sales which were used in this ratio study.

Lastly, Hamilton and Turman Townships, located in the central part of Sullivan County, were combined. Sullivan, which is the county seat located in Hamilton Township, has one moderately sized town, but the remainder of the township is rural in composition. Turman Township is entirely rural in composition, with only one small town, Graysville. Combined these two townships produced sixty-one valid sales which were used in this ratio study.

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In the property class of Unimproved Residential Land, a lack of adequate sales forced the county to employ alternative methods. The land to building ratio was studied to test the median percentage of allocation. In Sullivan County, the land to building ratio is 1:5 or more precisely, 18% of the total assessed value. This is within the commonly accepted range of 16%-22% found from previous land analysis. With the Improved Residential ratio study meeting the IAAO standards and the land allocation level at 18%, one can reasonably assume the unimproved land is properly assessed in accordance with industry standards.

Initially, a five countywide ratio study was conducted. Per the request of the DLGF, the 2010 Annual Adjustments and Ratio Study for commercial and industrial properties required us to utilize sales from 2006 to the present. In addition, a study of the commercial and industrial sales was conducted in a five county (Clay, Greene, Owen, Sullivan and Vermillion) region to further check whether trending was necessary. Due to the lack of repeat sales and the limited number of sales, the calculation for time adjustment could not be determined and based upon the sales from the other four counties, no time adjustment was necessary.

Sincerely,

The Honorable Vicki Talpas
Sullivan County Assessor